

RESOLUTION NO. RES-19-0153

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONG BEACH ESTABLISHING A HISTORIC RESOURCES DESIGNATION FOR THE GRANT NEIGHBORHOOD HISTORIC DISTRICT WHICH INCLUDES CERTAIN PROPERTIES LOCATED ON THE 6000 BLOCK OF WALNUT AVENUE, AS PRESCRIBED BY CHAPTER 2.63 OF THE LONG BEACH MUNICIPAL CODE TO BE RECORDED PURSUANT TO THE AUTHORITY OF GOVERNMENT CODE SECTION 27288.2 AND PUBLIC RESOURCES CODE SECTION 5029

The City Council of the City of Long Beach does hereby resolve as follows:

Section 1. This Resolution is adopted pursuant to the authority and mandate of California Public Resources Code Section 5029 in order to provide recorded notice to current and future owners of the affected properties that such properties have been designated as contributing properties within the Grant Neighborhood Historic District.

Section 2. Pursuant to Chapter 2.63 of the Long Beach Municipal Code, the City Council of the City of Long Beach, with the recommendation of the Cultural Heritage Commission, has adopted Ordinance No. ORD-19- 0023 designating certain properties located on the 6000 block of Walnut Avenue as a local Historical Landmark District. As a local Historic Landmark District, the demolition, alteration, or relocation of such properties is restricted, subject to controls and standards set forth in this resolution and in Chapter 2.63 of the Long Beach Municipal Code, as may be amended from time to time.

1           Section 3.    The properties to be included in the Grant Neighborhood  
2 Historic District located on the 6000 block of Walnut Avenue are set forth on Exhibit "A",  
3 together with a Boundary and Designation of Contributing Properties Map of said  
4 properties as shown on Exhibit "B", both of which exhibits are attached hereto and  
5 incorporated herein by this reference as though set forth in full.

6           Section 4.    Designation as a Local Historic Landmark District. Pursuant  
7 to the provisions of Chapter 2.63 of the Long Beach Municipal Code and upon the  
8 recommendation of the Cultural Heritage Commission, the City Council of the City of  
9 Long Beach hereby designates the contributing properties located on the 6000 block of  
10 Walnut Avenue as a local Historic Landmark District based on satisfying significance  
11 criteria "A" and "B", as defined in the City's Cultural Heritage Commission Ordinance  
12 (Long Beach Municipal Code, Section 2.63.050). The designation of the properties on the  
13 6000 block of Walnut Avenue as a local Historic Landmark District has been codified in  
14 Section 16.52.2300 of the Long Beach Municipal Code.

15           A.       The Grant Neighborhood Association expressed interest in  
16 nominating the properties located on the 6000 block of Walnut Avenue as a  
17 Historic Landmark District. In evaluation of historic significance, an Historic  
18 Context Statement ("HSC") was prepared to establish a historic timeline  
19 and framework for evaluating the history of the Grant Neighborhood. The  
20 HSC identified significant events or themes that shaped the development  
21 pattern of the Grant Neighborhood in terms of historic setting and context of  
22 the area. In addition to the HSC, a Historic Resources Survey Report was  
23 prepared to evaluate the specific properties located along the 6000 block of  
24 Walnut Avenue for potential significance as an Historic Landmark District.  
25 The survey determined that the properties on the 6000 block of Walnut  
26 Avenue met the qualification for significance, as the block represents a  
27 distinguishable part of Long Beach history.

28                   Historical Background. The one-square mile encompassed by the

1 Grant Neighborhood was roughly divided into four quadrants and by 1925, more  
2 than a dozen tracts had been subdivided and offered for sale, primarily in the  
3 northwest and southwest quadrants. The Grant Neighborhood saw an increase of  
4 residential development, specifically between 1938 and 1947, with primarily single-  
5 family homes, mainly due to the defense industry and the Navy's presence in Long  
6 Beach. By the end of World War II, the Grant Neighborhood was already a well-  
7 established automobile suburb, with uniform setbacks, street trees, and  
8 neighborhood amenities. The deep configuration of the lots allowed for a home  
9 and an accompanying garage, set back and accessed via a side driveway. A  
10 majority of building permits from the 1920's and 1930's included a dwelling and a  
11 garage as part of the original construction. The presence of a garage for most  
12 homes throughout the neighborhood reflects the centrality of the automobile in  
13 making settlement in North Long Beach feasible for many new residents.

14 Exclusionary Housing Practices. During the early 20th Century,  
15 restrictive covenants had been widely used in property deeds, that dictated the  
16 terms for present and future ownership. For example, deeds could specify what  
17 races could own property and more importantly what races could not. During the  
18 Great Depression, the Federal Housing Administration, as a New Deal program,  
19 offered home mortgages that were long-term with low interest. However, not all  
20 races benefited from this program due to certain exclusionary housing practices.  
21 During the 1930's, exclusionary housing practices restricted home ownership to  
22 Caucasians. Another New Deal program, the Home Owners Loan Corporation  
23 ("HOLC") program offered refinancing and low-interest loans for homeowners.  
24 The HOLC Established an appraisal system for ranking neighborhoods and  
25 assigning a security risk level for each neighborhood. Owners living in  
26 neighborhoods identified with a moderate or high security risk generally could not  
27 qualify for loans or federal funding. Most properties located in North Long Beach,  
28 including the properties on Walnut Avenue, were identified as a 3rd level security

1 risk. The long time use of these practices resulted in the segregation in  
2 communities. The FHA supported the use of restrictive covenants until 1948.  
3 Today, the Grant Neighborhood is one of the most demographically varied and  
4 diverse in the region.

5 Architectural Style. In an effort to provide affordable housing for the  
6 military personnel returning from war, the FHA developed a home design that was  
7 affordable to construct. The so-called "Minimum House," also referred to as the  
8 "Minimal Traditional" style, presented a minimum threshold, in terms of square  
9 footage, plan, program, and amenities that would be approved and funded through  
10 the FHA. The Minimal Traditional home served as the prototype used by the FHA  
11 in its efforts to codify and manufacture "a standard, low-cost, minimum house" that  
12 the majority of American wage earners could afford. While architectural detailing  
13 varies, the basic house type represents a stripped-down version of the historic-  
14 eclectic styles popular in the 1920's, in particular the Tudor and English Revival  
15 styles. Long Beach retains a great number of FHA-funded Minimal Traditional  
16 homes of the late 1930's and early 1940's, with a large concentration in North  
17 Long Beach neighborhoods. As of 2018, the Grant Neighborhood retained the  
18 highest concentration of 1920's properties in the northwest quadrant and  
19 southwest quadrant. These areas were also home to some of the earliest tracts  
20 and subdivisions in the neighborhood. In total, twenty-five percent (25%) of the  
21 current building improvements in the neighborhood were constructed during the  
22 1920's, with notable concentrations in the western half of the neighborhood.

23 B. Rational for historic landmark designation. The City Council  
24 finds that relative to the designation of the subject properties located on the  
25 6000 block of Walnut Avenue as a Historic Landmark District, the following  
26 criteria are manifested as set forth in the Long Beach Municipal Code  
27 Section 2.63.050, based upon the following:

28 "A" The grouping represents a significant and distinguishable

1 entity that is significant within a historic context; and

2 "B" A minimum of sixty percent (60%) of the properties within the  
3 boundaries of the proposed Landmark District qualify as a contributing property.

4 Section 5. General guidelines and standards for any changes.

5 A. Any maintenance, repair, stabilization, rehabilitation,  
6 restoration, preservation, conservation, or reconstruction work proposed for  
7 the buildings shall be conducted in a manner consistent with the "Secretary  
8 of the Interior's Standards for the Treatment of Historic Properties with  
9 Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing  
10 Historic Buildings (1995)," by Weeks and Grimmer, as amended, as well as  
11 the "Procedures for Certificate of Appropriateness" (the "Standards") found  
12 in Section 2.63.080 of the Long Beach Municipal Code.

13 B. The Standards are incorporated herein by this reference and  
14 shall be used as the authoritative guidelines for reviewing and approving  
15 any proposed exterior work on the buildings located within the district.

16 C. The provisions of this Resolution shall regulate the building's  
17 exterior walls and other external features. There shall be no restrictions on  
18 any building's interior within the district.

19 D. Original historic fabric on the exterior of any building within the  
20 district shall be executed in a matter that does not materially impair in an  
21 adverse manner those physical characteristics of the structure that account  
22 for its designation as a contributing property within an Historic Landmark  
23 District. Any such work must be done in keeping with the building's historic  
24 character, period, and architectural style.

25 E. No exterior changes to buildings shall be allowed unless an  
26 approved Certificate of Appropriateness has been applied for by an  
27 applicant and is issued by the City authorizing such environmental change.

28 Section 6. Pursuant to the authority of the Public Resources Code

1 Section 5029 and Government Code Section 27288.2, the City Clerk shall cause a  
2 certified copy of this Resolution to be recorded in the Official Records of the County of  
3 Los Angeles.

4 Section 7. This Resolution shall take effect on the same date the  
5 ordinance referred to in Section 2 of this Resolution becomes effective, and the City Clerk  
6 shall certify the vote adopting this Resolution.

7  
8 I hereby certify that the foregoing resolution was adopted by the City  
9 Council of the City of Long Beach at its meeting of October 8, 2019,  
10 by the following vote:

11  
12 Ayes: Councilmembers: Pearce, Supernaw, Mungo, Andrews,  
13 Andrews, Uranga, Richardson.

14  
15  
16 Noes: Councilmembers: None.

17  
18 Absent: Councilmembers: Price, Austin.

19  
20  
21  
22   
City Clerk

OFFICE OF THE CITY ATTORNEY  
CHARLES PARKIN, City Attorney  
333 West Ocean Boulevard, 11th Floor  
Lona Beach, CA 90802-4664

23  
24  
25  
26  
27  
28

## Exhibit A

### Grant Neighborhood Historic District

Property Information					
	Address Number	Address	APN	Property Owner	Legal Description
1	6068	6068 Walnut Avenue	7123-003-034	Eloise Stella Gonzalez	The West 55.42 feet of Lot 175 of Tract No. 7846, as per Map recorded in Boon 91, Page 97 of Maps, in the Office of the County Recorder of said County.
2	6067	6067 Walnut Avenue	7123-002-042	Jose M. Lara	Lot 174 of Tract 7846, in the City of Long Beach, County of Los Angeles, State of California as per map recorded in Book 91, Page(s) 97 and 98 of maps in the Office of the County Recorder of said County.
3	6056	6056 Walnut Avenue	7123-003-037	Ethan O. Hemphill and Shelly Mask	Lot 176 Tract No. 7846 in the City of Long Beach, County of Los Angeles, State of California, as per Map recorded in Book 91 Page(s) 97 and 98 of Maps, in the Office of the County Recorder of said County.
4	6055	6055 Walnut Avenue	7123-002-041	Edward Y. Reedy	Lot 173 of Tract No. 7846, in the City of Long Beach, County of Los Angeles, State of California, as per map recorded in Book 91, Pages 97 and 98 of maps, in the Office of the County Recorder of Los Angeles County, California
5	6050	6050 Walnut Avenue	7123-003-038	Edna L. Ford and Jeffery A. Ford	Lot 177 of Tract No. 7846, as per map recorded in Book 91, Page 97 and 98 of Maps in the office of the County Recorder of said Los Angeles County
6	6049	6049 Walnut Avenue	7123-002-040	Pamela Kay Roberts, Trustee of the Pamela Kay Roberts Living Trust dated 10 March 2010	Lot 172 of Tract No. 7846 as per map recorded in Book 91, Pages 97 and 98 of Maps, in the Office of the County Recorder of said County.
7	6044	6044 Walnut Avenue	7123-003-039	J. Alberto Osorio, as trustee of the J. ALBERTO OSORIO FAMILY TRUST DATED April 18, 2006	Lot 178 of Tract No. 7846 as per Map recorded in Book 91, Pages 97 and 98 of Maps, in the Office of the County Recorder of said County.

### Exhibit A

8	6043	6043 Walnut Avenue	7123-002-039	Jeffrey Francis Rowe, Trustee(s) of THE J.F. ROWE TRUST Dated November 19, 2006	Lot 171 of Tract No. 7864, in the City of Long Beach, County of Los Angeles, State of California, as per map recorded in Book 91, Pages 97 and 98 of maps, in the Office of the County Recorder of said county.
9	6038	6038 (and 6036) Walnut Avenue	7123-003-040	Charles M. DeMarti, Jr. and Carina E. DeMarti	Lot 179 of Tract 7846, in the City of Long Beach, County of Los Angeles, State of California, as per map recorded in Book 91, Pages 97 and 98 of Maps, in the Office of County Recorder of said County.
10	6037	6037 Walnut Avenue	7123-002-038	Choeun Oum and Ly Meng Lim, Trustees of the "Oum and Lim Family Trust dated May 26,2017"	Lot 170 of Tract No. 7846, In the City of Long Beach, County of Los Angeles, State of California, as per map recorded in Book 91, Pages(s) 97 and 98 of Maps, in the Office of the County Recorder of said County.
11	6030	6030 Walnut Avenue	7123-003-041	Tyanyla R. Luckett	Lot 180 of Tract No. 7846 in the City of Long Beach, County of Los Angeles, State of California, as per Map recorded in Book 91 Page(s) 97-98 of Maps in the Office of the County Recorder of Los Angeles County.
12	6029	6029 Walnut Avenue	7123-002-037	Yvonne Jennifer Hernandez	Lot 169 of Tract 7846 in the City of Long Beach, County of Los Angeles, State of California, as per map recorded in Book 91 Page 97 and 98 of maps in the Office of the County Recorder of said County.
13	6024	6024 Walnut Avenue	7123-003-042	Sabay Sek	Lot 181 of Tract No. 7846, in the City of Long Beach, County of Los Angeles, State of California, as per map recorded in Book 91, Page(s) 97 and 98 of Maps, in the Office of the County Recorder of said County.
14	6023	6023 Walnut Avenue	7123-002-036	Alvin T Waldon	Lot 168 of Tract 7864, in the City of Long Beach as per Map recorded in Book 91 Pages 97 to 98 Inclusive of Maps, in the Office of the County Recorder of said county.
15	6018	6018 Walnut Avenue	7123-003-043	Vili Ah Kiong and Rozita Ah Kiong	Lot 182 of Tract No. 7846, in the City of Long Beach, County of Los Angeles, State of California, as per map recorded in Book 91, Pages 97 and 98 Inclusive of Maps, in the office of the County Recorder of said County.



### Exhibit A

16	6017	6017 Walnut Avenue	7123-002-035	Christine D. Lyons	Lot 167 of Tract No. 7846, in the City of Long Beach, County of Los Angeles, State of California, as per Map recorded in Book 91, Pages 97 and 98 of Maps, in the Office of the County Recorder of said County.
17	6012	6012 Walnut Avenue	7123-003-044	Tuan Q. Trinh and Joanne H. Nguyen	The North 45 feet of Lots 183 and 184 and the West 5 feet of the North 45 feet of Lot 185 of Tract No. 7846 in the City of Long Beach, County of Los Angeles, State of California, as Map recorded in Book 91, Pages 97 and 98 of Maps in the Office of the County Recorder of said County.
18	6002	6002 Walnut Avenue	7123-003-045	Rodolfo O. Calderon	The South 50 feet of Lots 183, 184 and 185 of Tract 7846, in the City of Long Beach, County of Los Angeles, State of California, as per map recorded in Book 91, Pages 97 and 98 of Maps, in the Office if the County Recorder of said County.
19	6001	6001 Walnut Avenue	7123-002-033	Danielle E Lewis	Lot 164 and the East 20 Feet of Lot 165 of Tract No. 7846, in the City of Long Beach, County of Los Angeles, State of California, as per Map recorded in Book 91, Pages 97-98 of Maps, in the Office of the County Recorder of said County.

61ST ST

61ST ST

FALCON AVE

WALNUT AVE

JOHN AVE

60TH ST

60TH ST

6067

6068

6055

6056

6049

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6044

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6024

6017

6018

6001

6012

6002



Technology and Innovation Department  
& Development Services Department

### Exhibit B

## Grant Neighborhood Historic District Boundary and Designation of Contributing Properties Map



Primary Contributor



Non-contributor